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MAR 03 2015

CITY OF YAKIMA
PLANNING DIV.

LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98902

VOICE: (509) 575-6183 FAX: (509) 575-6105

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.

This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Name, Address, And Phone Number	Name	Union Gospel Mission (Rick Phillips, Executive Director)							
	Street	1300 N. 1 st Street							
	City	Yakima	ST	WA	Zip	98901	Phone	(509) 248-4510	
2. Applicant's Property Interest	Check One	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other				
3. Property Owner's Name, Address, And Phone Number (If Other Than Applicant)	Name	Union Gospel Mission							
	Street	1300 N. 1 st Street							
	City	Yakima	ST	We	Zip	98901	Phone	509-248-4510	

4. Subject Property's Assessor's Parcel Number(s): 18131311504

5. Legal Description of Property. (if lengthy, please attach it on a separate document) See attached Legal Description for Parcel No 181313 – 11504, (As Per File No: UAZO Short Plat Exemption # 018-14, Dated July 21, 2014)

6. Property's Existing Zoning:

☐ SR ☐ R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ HB ☐ SCC ☐ LCC ☐ CBD ☒ GC ☐ AS ☐ RD ☒ M-1 ☐ M-2

7. Property Address:

1300 N. 1st Street, Yakima, WA 98901

8. Type Of Application: (Check All That Apply)

- | | | |
|--|---|--|
| <input type="checkbox"/> Administrative Adjustment | <input type="checkbox"/> Environmental Checklist (SEPA) | <input type="checkbox"/> Easement Release |
| <input checked="" type="checkbox"/> Type (2) Review | <input type="checkbox"/> Right-of-Way Vacation | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Type (3) Review | <input type="checkbox"/> Transportation Concurrency | <input type="checkbox"/> Shoreline |
| <input type="checkbox"/> Short Plat | <input type="checkbox"/> Non-Conforming Structure/Use | <input type="checkbox"/> Critical Areas |
| <input type="checkbox"/> Long Plat | <input type="checkbox"/> Type 3 Modification | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Admin. Modification | <input type="checkbox"/> Interpretation by Hearing Examiner | <input type="checkbox"/> Amended Plat |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Binding Site Plan |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Short Plat Exemption: _____ <input type="checkbox"/> Other: _____ | | |

PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE

9. SEE ATTACHED SHEETS

PART V – CERTIFICATION

10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

PROPERTY OWNERS SIGNATURE

3/2/2015

DATE

FOR ADMINISTRATIVE USE ONLY

Revised 02-11

Notes:

FILE # CL2# 004-15

DATE FEE PAID	RECEIVED BY	Amount	Receipt No.	Hearing Date
3-3-15	ehazen	\$365.00	CR-15-041201	

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Supplemental Application For:

TYPE (2) REVIEW

YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.14 & 15.15

PART II - APPLICATION INFORMATION

1. PROPOSED LAND USE TYPE: (See YMC Ch. 15.04, Table 4-1) New Parking Lot is a permitted use for GC & M1 Zone Classifications. Parking for existing Staff, and Delivery / Service Vehicles.

PART III - ATTACHMENTS INFORMATION

2. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)

3. NARRATIVE: (See Part IV)

4. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)

5. ENVIRONMENTAL CHECKLIST: (if required by the Washington State Environmental Policy Act)

PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following questions)

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

Yakima Union Gospel Mission (YUGM) within (Land Parcel No 181313 11504) proposes to build a new building North of and connected to the existing Dental Clinic. The new building will consist of the following program areas.

First Floor Level; New (3,585 sf) Health Care Clinic consisting of Reception and Office Administration Area, Waiting Room, Assessment/Vitals, Lab, Storage, Exam Rooms, Dispensary Multipurpose, Provider/Staff Work and Toilet Rooms, Shared Meeting Room, and Support Rooms for Electrical, Comm/Data/IT, Mechanical and Fire Riser Rooms.

Second Floor Level: This Level is 5,688 sf and will be located above the New Medical Clinic footprint and extend South over the existing Dental Clinic footprint. This floor level will provide Eighteen (18) Dormitory type units, Five (5) Women's units, each housing two residents, as well as Thirteen (13) Men's units Dormitory type units 11 housing two residents each and two (2) units housing three residents. Support Areas will include Apartment type housing for Men's and Women's Managers, Laundry, TV Lounge Janitor / Housekeeping Closet and Elevator serving both floor levels and intermediate floor level serving and accessing the existing second floor level elevated concrete walkways.

Also included as part of the scope of work will be renovation of three existing residential unit into Barrier Free Units, Women's Laundry facility, and the demolition and reconstruction of four existing concrete stairs.

The proposed development will be served by existing parking approved under prior approvals. No new parking is anticipated to be added with this project due to the fact that the Mission currently has adequate parking to meet requirements for the additional spaces. The Mission property currently includes 159 parking stalls (existing plus 34 stalls approved under CL2#019-14). The Hearing Examiners decision from 1995 required a minimum of 82 parking stalls for the mission clinic.

Existing stalls -	125
<u>Stall approved by CL2#019-14 -</u>	<u>34</u>
Total Stalls Provided -	159

Stalls required by HE 1995 decision -	82
Dental Clinic (2012) -	10
New Medical Clinic -	20
<u>Residential (1 space per 2 beds) -</u>	<u>20</u>
Total Required -	132

B. How is the proposal compatible to neighboring properties?

The Mission operation is an existing use within an area dominated by commercial and light manufacturing uses. The Mission has operated successfully at this location since 1996. The proposed New Medical Clinic and Resident Housing and when completed, it is anticipated to remain consistent and compatible with the surrounding properties.

C. What mitigation measures are proposed to promote compatibility?

Due to the fact that the Mission already operates a dental and medical clinic on the site, no mitigation measures are proposed.

D. How is your proposal consistent with current zoning of your property?

The proposed new Medical Clinic and Resident housing upgrades are a Class I use within the General Commercial (GC) and Light Industrial District (M-1) Zone. The Mission itself is a Class II use within the GC & M-1 zone. Past Mission development was reviewed by the city between 1992 and 1995, and a new Dental Clinic was constructed in 2012.

E. How is your proposal consistent with uses and zoning of neighboring properties?

The Mission provides temporary housing services to the community along with a long list of commercial services which are consistent with the neighboring properties. Services found at the Mission include: providing meals, job skills classes, dental & medical treatment, addiction recovery programs, catering, recycling, and referrals to other local service providers. All these services require vehicle access (ingress and egress) to supply service and maintain the Yakima Union Gospel Mission.

F. How is your proposal in the best interest of the community?

The Mission provides services to countless community members who have found themselves near the end of their resources. Improving the Mission facilities allows them to continue to provide these high quality services which ultimately results in returning struggling individuals to the mainstream population.

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

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SITE PLAN CHECKLIST & INSTRUCTIONS

In Order For Application To Be Determined Complete, A Site Plan Must Be Completed And Returned.

A Detailed Site Plan Is Required: On August 8, 1996, the City Council passed a resolution (No. R-96-91) adopting a requirement that all site plans submitted in conjunction with my building permit application, land use application, and environmental application shall contain certain information and be approved by the appropriate Division Manager. All information that is applicable to your proposal shall be checked off and clearly displayed on the site plan. It is in the applicant's best interest to provide a carefully drawn and scaled site plan with all required information. The decision on whether or not to grant approval of your development proposal is largely based on the information you provide. An application cannot be processed until an adequate site plan is submitted.

Please complete this checklist and include it with your site plan. The site plan must contain all pertinent information. Items not applicable to the proposed project shall be noted.

- 1) **Use Ink:** Use blue or black permanent ink. It may be helpful to draft the site plan in pencil then trace over in ink. Ink is necessary for adequate duplication.
- 2) **Use A Straight Edge:** All lines must be straight and done with the aid of a ruler or other straight edge. Use a compass when delineating circular drawings such as cul-de-sacs. Computer drafted site plans are acceptable.
- 3) **Draw To Scale:** Site plans shall be drawn to scale. The site plan template has a suggested map scale of one inch equaling twenty feet (1"=20'). Distances on the map must be as representative of reality as possible. For example, if the distance from a structure to a property line is 20 feet, the distance on the site plan will be 1 inch.
- 4) **Use Site Plan Checklist:** Use the site plan checklist and provide all applicable information on the site plan.
- 5) **Fill In Information On The Site Plan Template Available At The City Of Yakima Or Attach The Information Below To Your Site Plan:** Complete all information requested on the bottom of the site plan template. If you use a different medium, provide the requested information on the alternative paper.

Note: You may benefit from the aid of a professional in the preparation of a site plan.

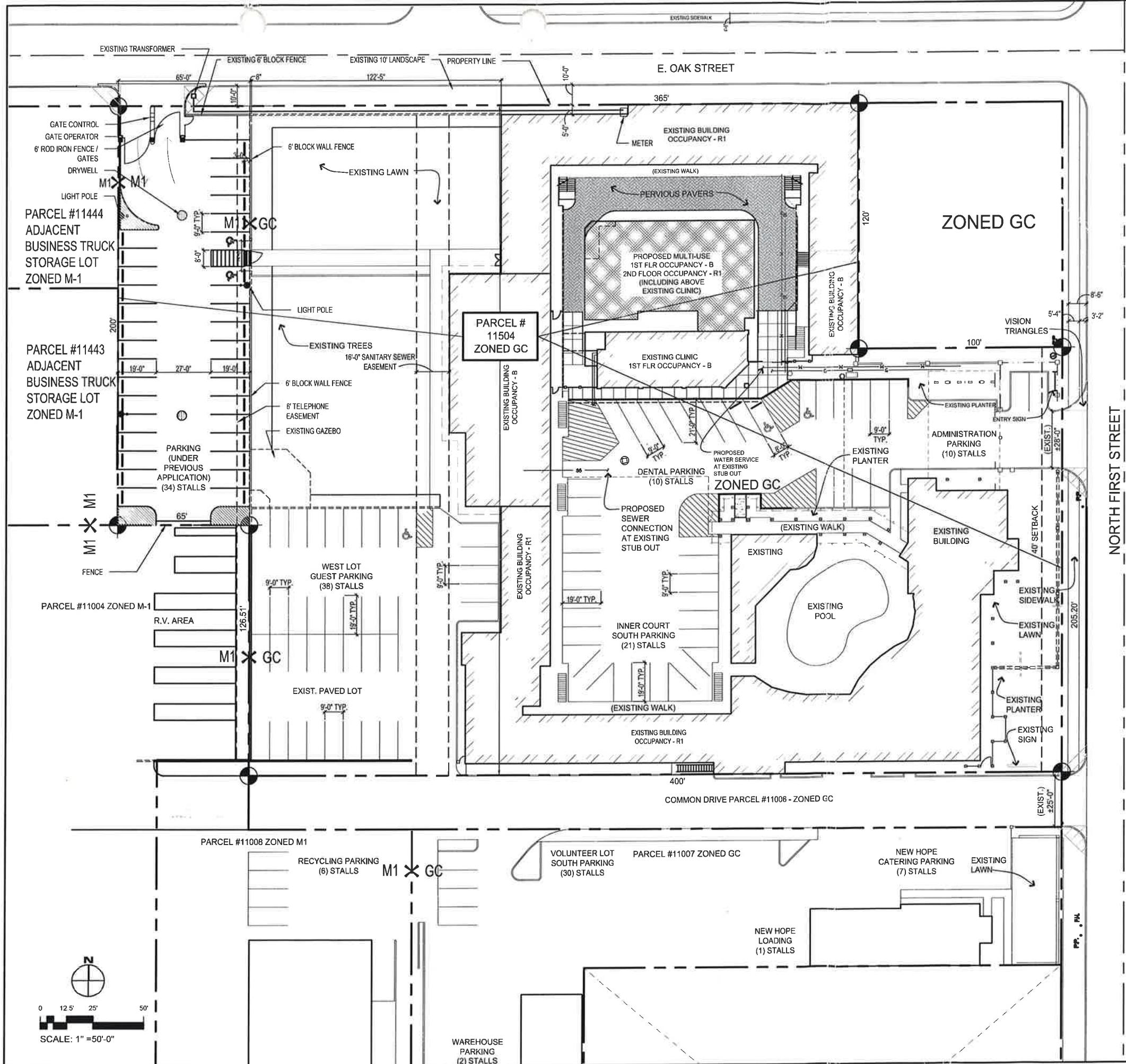
Check all boxes as: ✓ Included or - Not Applicable

<input checked="" type="checkbox"/>	The site plan shall be legibly drawn in ink on paper of sufficient size to contain the required information, but not less than 8.5" X 11" for Class (1) projects and 11" X 17" for Class (2) and Class (3) projects.
<input checked="" type="checkbox"/>	All site plans shall be drawn to a standard engineering scale and indicated on the site plan. The scale selected shall best fit the paper. Planning staff recommends 1"=20'.
<input checked="" type="checkbox"/>	Site address, parcel number(s) and zoning designation of subject property.
<input checked="" type="checkbox"/>	Property boundaries and dimensions.
<input checked="" type="checkbox"/>	Names and dimensions of all existing streets bounding the site.
<input checked="" type="checkbox"/>	Dimensions, location and use of proposed and existing structures including loading docks.
<input checked="" type="checkbox"/>	Structure setbacks.
<input checked="" type="checkbox"/>	North Arrow.
<input checked="" type="checkbox"/>	Lot coverage with calculations shown on site plan.
<input checked="" type="checkbox"/>	Location and size of any easements.
<input checked="" type="checkbox"/>	Location and type of existing and proposed landscaping including landscaping within the public right-of-way.
<input checked="" type="checkbox"/>	Location and size of existing and proposed side sewer and water service lines.
<input checked="" type="checkbox"/>	Adjacent land uses and zoning designations.
<input checked="" type="checkbox"/>	Location and size of all parking spaces shown on the site plan.
<input checked="" type="checkbox"/>	Location and dimensions of proposed or existing driveway approaches.
<input checked="" type="checkbox"/>	Vision clearance triangles at street intersections and where driveways and curb cuts intersect with streets. SEE 15.05.040 – Vision Clearance attached to Sample Site Plan
<input checked="" type="checkbox"/>	Location and size of proposed or existing signs.
<input checked="" type="checkbox"/>	Location and size of required site drainage facilities including on-site retention.
<input checked="" type="checkbox"/>	Location, type, and description of required sitescreening.
<input checked="" type="checkbox"/>	Location and size of existing or proposed public sidewalks that are within 200-feet of the subject property.
<input checked="" type="checkbox"/>	Proposed improvements located within the public right-of-way.
<input checked="" type="checkbox"/>	Name, address, phone number, and signature of the owner or person responsible for the property.

Note: Planning Division or reviewing official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the YMC and other laws and regulations.

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GENERAL NOTES

- Project description - The project consists of a new building addition north of and connected to the existing Dental Clinic. The new building will consist of a new 3,585 sf health care clinic and a 5,688 sf residential second level over both the new and existing clinics. The project will also include connections to existing second floor walkways and repairs/upgrades to other existing building features.
- Utilities shown on print are underground
- Phone easement on east side of proposed parking lot
- Utilities easement located south side of Oak Street
- Parcel Numbers
18131311504 Zoning: GC & M-1. Adjacent Property to West M-1.
- Address
1300 N. First Street Yakima, WA 98901
- Existing Structures
Union Gospel Mission Main Facility

LEGAL DESCRIPTION

THAT PORTION OF BLOCKS 5 AND 6, PLAT OF CENTRAL WASHINGTON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME "B" OF PLATS, PAGE 33, RECORDS OF YAKIMA COUNTY, WASHINGTON, AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE SOUTH LINE OF OAK AVENUE AND THE WEST LINE NORTH FIRST STREET, THEN SOUTH 325.2 FEET, THEN WEST 400 FEET, THEN NORTH 325.2 FEET, THEN EAST 400 FEET TO THE POINT OF BEGINNING, INCLUDING VACATED STREET AND ALLEY, EXCEPT THE EAST 100 FEET OF THE NORTH 120 FEET.

ALSO
LOTS 1 THROUGH 5, BLOCK 6, PLAT OF CENTRAL WASHINGTON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME "B" OF PLATS, PAGE 33, RECORDS OF YAKIMA COUNTY, WASHINGTON
EXCEPT THAT PORTION LYING EASTERLY OF A LINE 400 FEET WESTERLY OF STATE HIGHWAY NUMBER 3 RIGHT-OF-WAY, ALSO THE EAST 10 FEET OF VACATED ALLEY IN BLOCK 6 ABUTTING LOTS 1 THROUGH 5.

LOT COVERAGE TABLE

LOT SIZE:	2.78 ACRES
BUILDING AREA:	
EXISTING:	32,347 S.F.
PROPOSED:	3,858 S.F.
TOTAL:	36,205 S.F.
	27.4% OF LOT
PAVED AREA:	
EXISTING:	71,556 S.F.
PERMEABLE PAVING	PROPOSED: 3,250 S.F.
LANDSCAPING:	EXISTING: 21,011 S.F.
	15.9% OF LOT
PARKING:	
TOTAL SPACES:	159

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CITY OF YAKIMA
PLANNING DIV

OWNER

YAKIMA UNION GOSPEL MISSION

1300 NORTH FIRST STREET
YAKIMA, WA 98907

PH. (509) 853-4304

[Signature]
SIGNATURE

ARCHITECTURAL
SITE PLAN

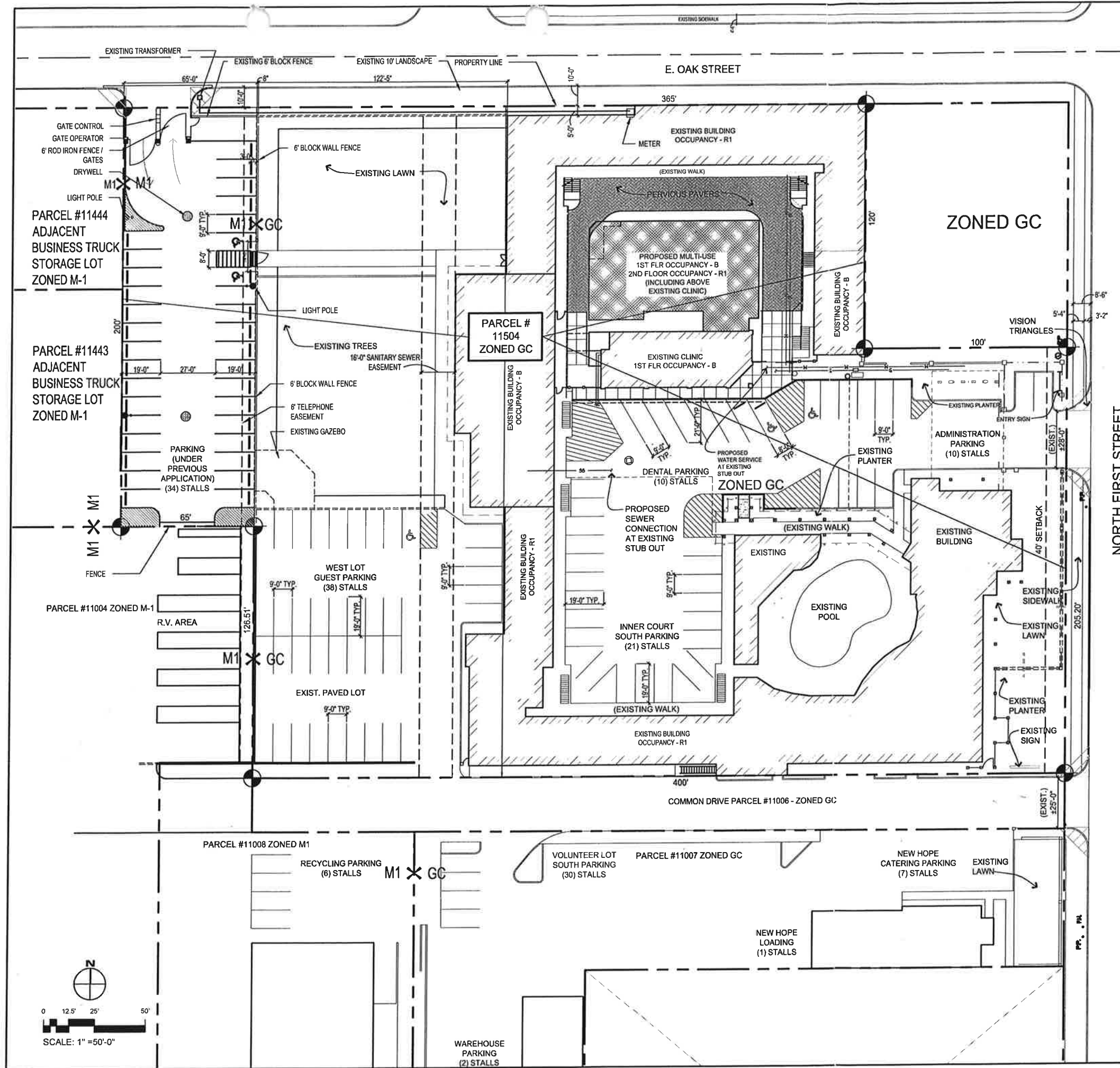
NEW MEDICAL
CLINIC
UNION GOSPEL MISSION
1300 NORTH FIRST STREET
YAKIMA, WASHINGTON

PROJ. NO. 1233
DRAWN BY
DATE 03/02/15
REVISION
SHEET NO.

A001

BORArchitecture, PLLC
1320 N. 16th Avenue, Suite C
Yakima, Washington 98902
P: (509) 454-5299 - F: (509) 454-5254
www.borarch.com

BORArchitecture



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PROPOSED:	3,858 S.F.
TOTAL:	36,205 S.F.
PAVED AREA:	27.4% OF LOT
EXISTING:	71,556 S.F.
PERMEABLE PAVING:	54.2% OF LOT
PROPOSED:	3,250 S.F.
LANDSCAPING:	2.46% OF LOT
EXISTING:	21,011 S.F.
LANDSCAPING:	15.9% OF LOT
PARKING:	
TOTAL SPACES:	159

OWNER

YAKIMA UNION GOSPEL MISSION

1300 NORTH FIRST STREET
YAKIMA, WA 98907

PH. (509) 853-4304

SIGNATURE

ARCHITECTURAL
SITE PLAN

NEW MEDICAL
CLINIC
UNION GOSPEL MISSION
1300 NORTH FIRST STREET
YAKIMA, WASHINGTON

PROJ. NO. 1233
DRAWN BY
DATE 03/02/15
REVISION
SHEET NO.

A001



Community Development Department
Code Administration Division

129 North Second Street, 2nd Floor
Yakima, Washington 98901

Receipt Number: CR-15-041201

Receipt Date: 03/03/2015

Cashier: EHAZEN

Payer/Payee Name: BORARCHITECTURE PLLC

Application #	Parcel	Fee Description	Original Fee Amount	Amount Paid	Fee Balance
CL2#004-15 1300 N 1ST ST	18131311504	Class 2 Review	\$365.00	\$365.00	\$0.00

Total Paid: \$365.00
Tendered Amt: \$365.00
Change Due: \$0.00

Payment Method	Reference Number	Tendered Amount
CHECK	11324	\$ 365.00
Total:		\$365.00

Previous Payment History

Receipt #	Receipt Date	Fee Description	Amount Paid	Application #	Parcel
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